



**CITY OF BOULDER
PLANNING BOARD MEETING AGENDA**

DATE: December 17, 2015

TIME: 6 p.m.

PLACE: 1777 Broadway, Council Chambers

1. CALL TO ORDER

2. APPROVAL OF MINUTES

The [December 3, 2015](#) minutes are scheduled for review.

3. PUBLIC PARTICIPATION

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS

- A. [CALL UP ITEM: Minor Site Review Amendment \(LUR2015-00075\): Minor Amendment to an Approved Site Plan to allow for a 425 sq. ft. addition to Suite 1248 in the Twenty Ninth Street Mall \(Zoe's Restaurant\).](#) The proposal also includes streetscape improvements and the addition of a new outdoor patio area. The project site is located within the BR-1 zone district.
- B. [CALL UP ITEM: Staff Level Site Review \(LUR2015-00088\): Request to construct a new 3-story, 42,250 sq. ft. office building at 3107 Iris Ave. within the existing Bank of Boulder office park.](#) The proposal also includes a request for a 16% parking reduction to allow for the reconfiguration of the existing parking area to provide 219 parking spaces where 262 spaces are required for the office park following the addition of the new office building. The project site is located within the BT-1 zone district.
- C. [CALL-UP ITEM: NONCONFORMING USE REVIEW for the addition of bedrooms in the basement of an existing non-conforming duplex at 940 14th Street \(case no. LUR2015-00073\).](#) The project site is zoned Residential – Low 1 (RL-1). The call-up period expires on December 17, 2015.
- D. [CALL UP ITEM: Minor Site Review Amendment \(LUR2015-00038\): Minor Site Review Amendment of an approved Planned Unit Development \(PUD\) to convert a two story office building to ground floor office with a residential unit above and addition of 194 square feet of floor area at 645 Walnut.](#) Property is located in the Business-Transitional 2 (BT-2) zone district.

5. CONTINUATIONS/ACTION ITEMS

- A. [CONTINUATION FROM THE DECEMBER 15, 2015 JOINT MEETING WITH CITY COUNCIL:](#)
The Planning Board will deliberate and take action on screening public requests for Area I and Area II Enclaves Properties and policy and text changes to the Boulder Valley Comprehensive Plan (BVCP). Public Hearing was held on December 15, 2015 during the joint meeting with City Council.
- B. [AGENDA TITLE: Continuation of a Public Hearing to consider a motion to approve findings of fact and conclusions of law for the denial of the application for a Minor Amendment to an Approved Site Plan, application no. LUR2015-00092, to amend the approved Dakota Ridge North design standards to allow fences up to 60 inches \(5 feet\) in height that back onto an alley to be built to within 18 inches of the alley with a maximum of 42 inches of solid fence and a minimum of 18 inches of lattice above.](#)
Applicant: John McCarthy for the Dakota Ridge North HOA

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

A. [Pilot Form-Based Code \(FBC\) for Boulder Junction; follow-up on issues raised at Oct. 29th public hearing](#)

B. Letter to Council Discussion

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

CITY OF BOULDER PLANNING BOARD MEETING GUIDELINES

CALL TO ORDER

The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA

The Board may rearrange the order of the Agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION

The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.

DISCUSSION AND STUDY SESSION ITEMS

Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS

A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

- a. Staff presentation (10 minutes maximum*)
- b. Applicant presentation (10 minute maximum*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
- c. Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation (3 minutes maximum*). All speakers wishing to pool their time must be present, and time allotted will be determined by the Chair. No pooled time presentation will be permitted to exceed ten minutes total.

- Time remaining is presented by a Green blinking light that means one minute remains, a Yellow light means 30 seconds remain, and a Red light and beep means time has expired.
- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of ten (10) to the Secretary for distribution to the Board and admission into the record.
- Citizens can send a letter to the Planning staff at 1739 Broadway, Boulder, CO 80302, two weeks before the Planning Board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the Board meeting.

3. Board Action

- d. Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- e. Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
- f. Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT

The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments.